## Pa 1 of 3 **BRONSON LÄW OFFICES, P.C.**

480 Mamaroneck Avenue, Harrison, NY 10528 Telephone: 914-269-2530 Fax: 888-908-6906

H. Bruce Bronson, Jr., Esq. (admitted NY & the District Court of CT) Email: hbbronson@bronsonlaw.net

February 6, 2025

Honorable Judge Sean H. Lane United States Bankruptcy Judge Southern District of New York 300 Quarropas Street White Plains, NY 10601

> Re: Notice of Sale of property owned by Quickway Estates LLC, located at 5 Quickway Road, Monroe, NY (the "Property"); case no. 24-22114

Dear Judge Lane:

This letter is intended to provide notification of the sale of the Property.

The Property was sold on January 30, 2025.

The Debtor received approximately \$2,873,000 from the following sources:

\$500,000 held in escrow by the undersigned counsel was wired to the title company the day before closing.

\$73,000 of funds being held by the Receiver was transferred to the title company the day before closing.

\$2,300,000 represented the balance of the purchase price which was provided by the purchaser to the title company along with approximately \$7,000 for costs.

The title company remitted \$2,800,000 to Fannie Mae, the secured Lender and utilized \$79,225.34 for costs as set forth in the attached Title Closing Statement. I am also attaching a closing statement prepared by the Purchaser's attorney.

No funds remain in escrow or are being held by the Receiver.

Very truly yours,

H. Bruce Bronson, Esq.

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## NEW YORK ABSTRACH & AGENCY, INC.

424 Route 304 Bardonia, NY 10954 Tel (914) 329-3547 Fax (845) 215-0032

## **CLOSING STATEMENT**

Closed By		Date Closed	 Title Number	NYAA-18453
Closed At The	Office Of			
Record Owner	Quickway Estates LLC		 	
Purchaser	Palm Main LLC			
Premises	5 Quickway Road, Monroe, N	Y. 10950		

County Orange

S/B/L(1) 304/5/9	ounty Orange							
Title Charges	Checks to New York Abstract &							
Fee 2,800,000.00	10,545.00	Seller 10,545.00	Purchaser	Lender	Ag	Agency, Inc.		
		·			PAYOR			
Departmentals*	595.00	595.00						
Bankruptcies*	40.00	40.00						
Escrow Service Charge	100.00	100.00						
Contin	40.00	40.00						
Title Closer	300.00	300.00						
Recording Service Fee	50.00	50.00						
Patriot Searches*	40.00	40.00			1			
*Sales Tax on \$675.00	54.84	54.84			TOTAL			
					Direct Paym	ent Checks		
Endorsements					PAYEE			
					-			
Recording Chgs								
State Transfer Tax	11,200.00	11,200.00			1			
Deeds	360.00	360.00			1			
Mortgages					<b>1</b>			
					TOTAL			
Escrow Deps					Underwriter: O	d Republic Na	ational Title	
2025 Town - 2/28	8,953.60	8,953.60				surance Com		
2025 Village - 2/28	9,339.56	9,339.56			1			
Open Village Bill 1/8/25	36,000.00	36,000.00			Premium/Endors			
Open Sewer	1,607.34	1,607.34			1	Ag. Split	Und. Split	
					Fee Prm 10,545.00	8,963.25	1,581.7	
					Tot. Mtg Prm	0,903.23	1,301.1	
Misc. Chgs					0.00	0.00	0.0	
					Tot. Ends. 0.00	0.00	0.0	
					Totals			
					10,545.00	8,963.25	1,581.7	
					NOTES:			
					FOR T	FOR TRID PURPOSES		
					Mtg. Prem.:	\$	0.00	
TOTAL	79,225.34	79,225.34	0.00	0.00	Simul. Fee:	\$	10,545.00	

Note: Rates and charges herein are subject to change based on the rates in effect at the time of closing.

NOTICE STATEMENT

Title cost for this trasanction may include charges for certain services not specified in the TIRSA Rate Manual and are provided by Old Republic National Title Insurance Company at the request of your lender or attorney. The issuance of the title policy is not dependent upon such additional services.

**PURCHASE PRICE:** 

\$2,800,000.00

**CREDIT DUE SELLER:** 

2025 Town & County Taxes Tax Paid \$5,521.09(\$15.13/day) Credit Seller: 1/30/25 - 12/31/25 336 days @ \$15.13/day

\$ 5,083.68

2024/25 School Tax Tax Paid \$13,973.63 (\$38.28/day) Credit Seller: 1/30/25 - 6/30/25 152 days @ \$38.28/day

\$ 5,818.56

2025 Village Tax Tax Paid \$3,854.17 (\$10.56/day) Credit Seller: 1/10/25 - 12/31/25

336 days @ \$10.56/day \$ 3,548.16

TOTAL CREDIT DUE SELLER:

\$2,814,450.40

**CREDIT DUE PURCHASER:** 

Down Payment on Contract:

\$ 500,000.00

TOTAL CREDIT DUE PURCHASER:

\$ 500,000.00

**BALANCE DUE SELLER:** 

\$ 2,314,450.40